

NO ORDINANCE NEEDED

CASE NO. C-48-12: 1775 Nash & 1455 Russell Rd
ALFRED EMERY
Alfred and Debra Emery
SE corner of Nash Street and Russell Road
MPC approval in a B-2 District
Used car lot
DENY

District: 2/Johnson

APPEAL

METROPOLITAN PLANNING COMMISSION
LAND USE REPORT – AUGUST 1, 2012

id

CASE NO: C-48-12: 1775 Nash Street & 1455 Russell Road
APPLICANT: ALFRED EMERY
LAND OWNER: Alfred and Debra Emery
LOCATION: SE corner of Nash Street and Russell Road
ZONING: MPC approval in a B-2 District
PROPOSED: Used car lot

District: A/McCulloch
District: 2/Johnson

APPEAL

MASTER PLAN CONSIDERATIONS:

- This property is located outside of the loop and is designated in the Future Land Use Map as "Residential Low", which is made up of low-density single-family homes, churches and schools where appropriate. **The request for an office training facility is more consistent with the "General Commercial" and/or "Major Mixed Use Center" land use designations.**
- The Master Plan recommends establishing appropriate transitions from higher-impact land uses, such as car dealers and lots, to lower-impact land uses, such as single-family residential. **Typically, this high-impact use is more appropriately located along major thoroughfares and away from residential uses.**
- Absent of a transition of uses, approval of the request would allow for uses that could have an adverse impact on the adjacent residences if mitigating factors, such as screening and buffering, are not incorporated into the development of the property; however, the Master Plan recommends against the approval of this type of land use request in the "Residential Low" area.

GENERAL INFORMATION:

- The applicant is requesting approval to sell used cars at this existing B-2 site.

SITE PLAN CONSIDERATIONS:

- The site consists of 3 lots with 2 existing structures on 2 of the lots.
- The lot on the corner of Nash and Russell Rd. will be used for the sales office.
- This structure is 1,125 sq. ft. and requires 6 parking spaces; 7 will be provided.
- **No landscaping is shown on Nash Street, but there is space on this lot to provide the required 5-foot landscaping strip as the lot is 50 feet wide and the parking will only take up 40 feet.**
- A restaurant is proposed between the car sales office and the automobile display area. This site has previously been used as a restaurant with the required 12 spaces (1,200 sq. ft. building).
- The automobiles will be displayed on the 3rd lot which is presently vacant. Gravel is proposed for the display area with landscaping along Russell Road. **A concrete driveway will be required with a concrete aisle**, but the cars can be parked on gravel if the concrete driveway is provided.
- **A 6 foot solid wood screening fence is required on the east property line where the property abuts residentially zoned property.** The lot in the middle has an existing chain link fence.
- A true landscaping plan with the schedule of plants will be required prior to the issuance of permits.

PUBLIC'S ASSESSMENT

- 4 people spoke in opposition.

BOARD'S DECISION

The Board voted 7-0 to deny this application citing a high impact use such as this would have a negative impact on nearby residential uses, parking and other site plan issues, and that it does not comply with Master Plan recommendation for "Residential Low" use.

C-48-12

Aline

Aline

R-1H

500' NOTIFICATION
AREA

Hall

R-1H

B-3

Nash

B-2 to
B-3

R-1H

B-2

Bonnie

B-3

B-2

Mack Marshall

Denise

R-1D

Gain

B-2

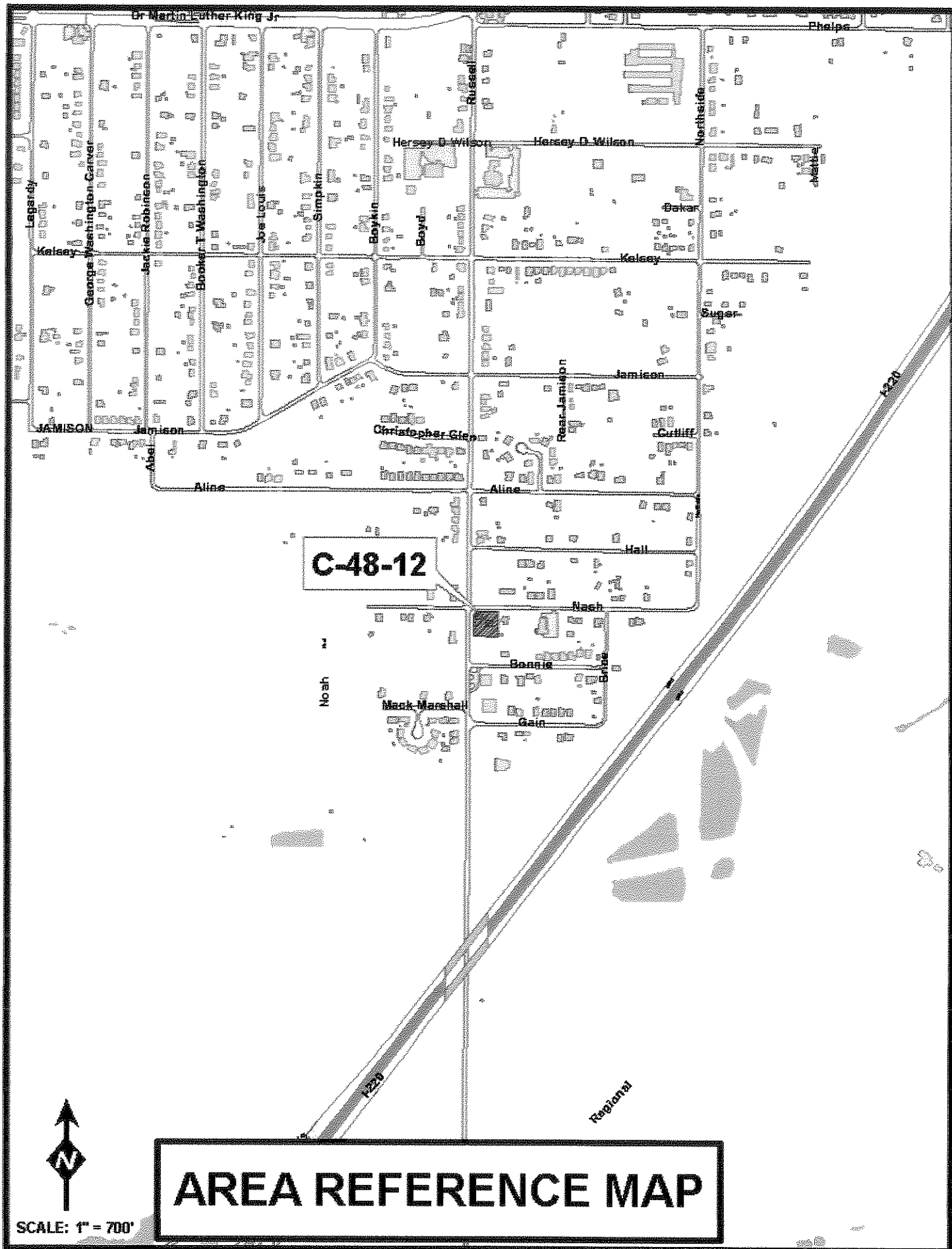
B-1

R-1D

1220



SCALE: 1" = 200'



C-48-12

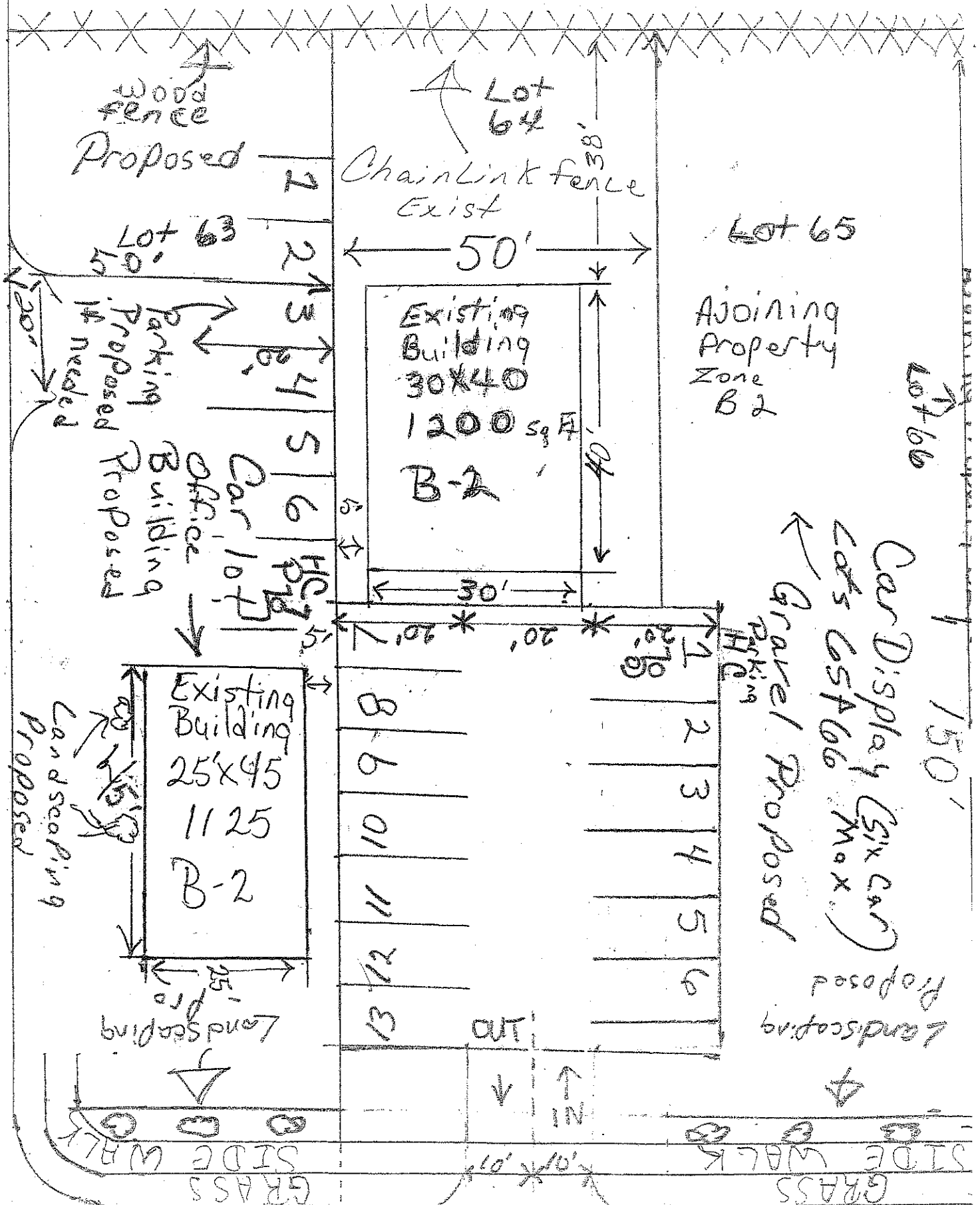


SCALE: 1" = 700'

AREA REFERENCE MAP

Residential Property

Scale 1" = 20'



NASH 21

21. 84 - C. 48

C-48-12

SHREVEPORT METROPOLITAN PLANNING COMMISSION TECHNICAL REVIEW

- | | | |
|-------------------------------------|--|------------------|
| <input checked="" type="checkbox"/> | Dept. of Public Works - City Engineer | All Cases |
| <input type="checkbox"/> | Traffic Engineering - Traffic Engineer | All Cases |
| <input type="checkbox"/> | Dept. of Water & Sewer - Engineering Dept. | All Cases |
| | | Cross Lake Cases |
| <input type="checkbox"/> | Permits & Inspections - Plans Examiner | City Cases |
| <input type="checkbox"/> | Fire Prevention | City Cases |
| <input type="checkbox"/> | Parish Engineer | Parish Cases |
| <input type="checkbox"/> | Health Department | Parish Cases |
| <input type="checkbox"/> | Police - OSI | Liquor Cases |

INFORMATION CONCERNING PLOT PLANS SUBMITTED.

- ☒ Site is currently vacant & unimproved-
- ☒ All improvements are existing - no new construction
- ☐ Addition to structure _____
- ☐ Addition of a separate building _____
- ☐ No plot plan available at this time _____
- ☐ Misc. information: _____

COMMENTS PROPOSED FOR INCLUSION IN ZONING ORDINANCE:

THIS SITE DOES NOT NEED ANY ADDITIONAL
DRIVING

COMMENTS: FOR THE BENEFIT OF THE PLANNER PROCESSING THE CASE

- PLEASE SEND WRITTEN COMMENTS AND RECOMMENDATIONS ON EACH CASE

BY 7-25-12 TO: Reggie Mims

RECEIVED: 7-18-12

APPLICATION:

CITY CASE

PARIS ASE

APPLICANT'S NAME: Alfred Emery

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information):

MAILING ADDRESS FOR ALL CORRESPONDENCE:

3032 Skelly St

PHONE:

(318) 560-4676
(between 8:00 & 5:00)Shreveport La

ZIP CODE:

71107

FAX #:

EXISTING ZONING:

B-2

PROPOSED ZONING:

B-3 RE

ACCEPTABLE ALTERNATIVE:

MPC APPROVAL ☒SITE PLAN ☐PBG APPROVAL ☐PUD APPROVAL ☐PROPOSED USE: Used Car lotEXISTING USE: NoneIMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: Parking Lot(s) and Show lot also LandscapingREASON FOR APPLICATION (justification for zoning change): Need to be in a B-3 zonedADDRESS OF SITE: 1775 Nash and 1455 Russell Rd and 2 lotsASSESSOR'S ACCOUNT NUMBER: 181421-020-0063-00-RE ¹⁸¹⁴²¹⁻⁰²²⁻⁰⁰
181421-020-0068-00-RE Found on tax notice - example: 171413-057-0047-00LEGAL DESCRIPTION: Lot 63, 64, 65 JR Russell Subn., Unit No 1
Less R/W 181421-20-63 AND Lot 66 JR Russell
Subn., Unit No 2 Less R/W 181421-22-66

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

Alfred Emery

Name

3032 Skelly St Sportla

Address

Signature

Debra Emery

Name

3032 Skelly St Sportla

Address

Signature

Name

Address

Signature

C-48-72

C-48-72

STATEMENT OF INTENT
GENERAL REZONING

APPLICANT'S NAME: Alfred Emery
NATURE AND DESCRIPTION OF BUSINESS: USE CAR LOT
Sale used cars

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

- _____ ERROR (there is a manifest error in the Zoning Ordinance)
- _____ CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)
- _____ INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)
- _____ SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: 19,000

SQUARE FEET OF STRUCTURE(S) 1200 1125

PARKING SPACES REQUIRED: 10 SPACES PROVIDED: 13

HOURS OF OPERATION (state proposed hours) 9 AM - 6 PM

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

IS WATER PROVIDED BY THE CITY OF SHREVEPORT? Yes IF NOT - WHAT IS THE SOURCE OF WATER? N-A

IS SEWER PROVIDED BY THE CITY OF SHREVEPORT? Yes IF NOT - WHAT IS THE SOURCE OF SEWER? N-A

IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? N-A
Water and/or Sewer availability letter will be required see the bottom of "check list" page (second page of application packet).

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? _____

C-48-12
C-48-12



The Council
City of Shreveport

ARTHUR G. THOMPSON
CLERK OF COUNCIL
POST OFFICE BOX 31109
SHREVEPORT, LA 71130

E-MAIL ADDRESS:
Arthur.Thompson@ci.shreveport.la.us
PHONE: (318) 673-5262
FAX: (318) 673-5270

August 16, 2012

Mrs. Debra Emery
3032 Skelly Street
Shreveport, LA 71107

Dear Mrs. Emery:

Subject: **CASE NO. C-48-12:** SE corner of Nash Street and Russell Road

Your appeal of the decisions of the Shreveport Metropolitan Planning Commission will be presented to the City Council at its regularly scheduled meeting at 3:00 p.m. on **Tuesday, September 11, 2012**. On that date (or some later date) the Council will either affirm, modify, reverse or remand the decision rendered in the above referenced case.

You are further advised that you (or any other interested party) may submit additional written comments summarizing your position. In order for written comments to become a part of the record and be considered by the Council, all written comments must be submitted to this office (Government Plaza, 4th Floor, 505 Travis Street, Shreveport, LA 71101) no later than **Wednesday, September 5, 2012**.

If you have any questions regarding this information, please contact the Council Office at 673-5262.

Sincerely,

A handwritten signature in black ink, appearing to read "AGT" followed by a stylized name, likely Arthur G. Thompson.

Arthur G. Thompson
Clerk of Council

AGT:mkr

xc: Ms. Phoebe Edwards, 1733 Nash, Shreveport, LA 71107
Mrs. Jackie Dozier, 1814 Aline Street, Shreveport, LA 71107
Mrs. Mary Harris, 1827 Mack Marshall Dr., Shreveport, LA 71107
Mrs. Irma Rogers, 1920 Micheau, Shreveport, LA 71107

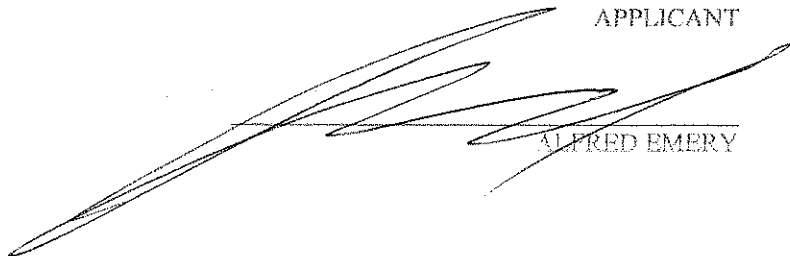
APPEAL LETTER

To whom it may concern.

Alfred Emery am writing you all to appeal the metropolitan planning commission decision on the case number of C-48-12; 1775 Nash Street & 1455 Russell Road. for a used car lot
If I can be any further assistant my phone number is 560-4676

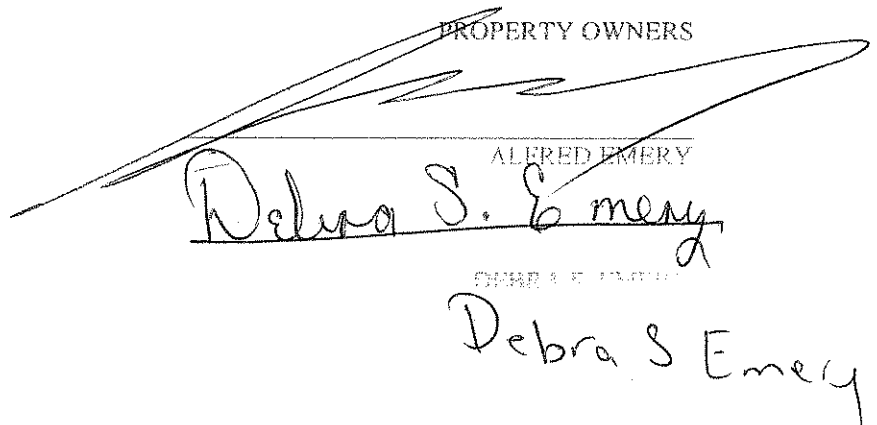
Thanks

APPLICANT



ALFRED EMERY

PROPERTY OWNERS



ALFRED EMERY

Debra S. Emery

RECEIVED

AUG 13 2012

SHREVEPORT CITY COUNCIL

**SHREVEPORT METROPOLITAN PLANNING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING
AUGUST 1, 2012**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, August 1, 2012, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The Board members met for lunch prior to the public hearing.

Members Present

Winzer Andrews, Chairman
Lea Desmarteau, Secretary
Alan Young
Bessie Smith
Dale Colvin
Mary Wilson
Larry Ferdinand (Left prior to voting so recorded as "absent")
Mary Ruffins

Staff Present

Roy Jambor, Senior Planner
Mary Randolph, Records Coordinator
Ione Dean, Senior Planner
Alan Clarke, Zoning Administrator
Stephen Jean, Senior Planner
Diane Tullos, Office Administrator
Dara Sanders, Master Plan Administrator

Bus Tour

Tour was cancelled; members were encouraged to individually tour the sites.

Members Absent

Desi Sprawls, Vice Chairman

Others Present

Kosha Gilbert, Asst. City Attorney

The hearing was opened with prayer by **MRS. RUFFINS**, with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. All who wished to speak were urged to speak clearly into the microphone and to give their name and mailing address for further reference.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

In compliance with legislative action, anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so prior to the Board's Deliberations.

APPROVAL OF MINUTES

A motion was made by **MRS. RUFFINS** seconded by **MR. COLVIN** to approve the minutes of the July 3, 2012 public hearing as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. **ANDREWS, COLVIN, YOUNG**, and Meses. **SMITH, RUFFINS, DESMARTEAU**, and **DR. WILSON**. Nays: None. Absent: Messrs. **FERDINAND** and **SPRAWLS**.

A motion was made by **MRS. SMITH** seconded by **MRS. RUFFINS** to approve the minutes of the July 18, 2012 public meeting as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. **ANDREWS, COLVIN, YOUNG**, and Meses. **SMITH, RUFFINS, DESMARTEAU**, and **DR. WILSON**. Nays: None. Absent: Messrs. **FERDINAND** and **SPRAWLS**.

□ Master Plan implementation update

CASE NO. C-48-12: 1775 Nash & 1455 Russell Rd

ALFRED EMERY

Alfred and Debra Emery
SE corner of Nash Street and Russell Road
MPC approval in a B-2 District
Used car lot

Representative and/or support:

Mr. Alfred Emery (3032 Skagg, Shreveport, LA 71107) No slip filled out

Speaking in opposition:

Ms. Phoebe Edwards (1733 Nash, Shreveport, LA) No slip filled out

Mrs. Jackie Dozier (1814 Aline Street, Shreveport, LA 71107)

Mrs. Mary Harris (1827 Mack Marshall Drive, Shreveport, LA 71107)

Mrs. Irma Rogers (1920 Mischeau, Shreveport, LA) No slip filled out

- The site plan is very confusing and doesn't seem feasible
- The increased traffic will negatively impact the neighborhood – kids play in the street, lots of churches, etc.
- Too few parking spaces shown on the site plan and no landscaping; where will vehicles be stored?

Rebuttal:

- This site is located between 2 B-3 zoned properties so a car lot would not be a negative impact

A motion was made by **MS. DESMARTEAU**, seconded by **MRS. SMITH** to deny this application citing a high impact use such as this would have a negative impact on nearby residential uses, parking and other site plan issues, and that it does not comply with Master Plan recommendation for "Residential Low" use.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. **ANDREWS, COLVIN, YOUNG**, and Meses. **SMITH, RUFFINS, DESMARTEAU**, and **DR. WILSON**. Nays: None. Absent: Messrs. **FERDINAND** and **SPRAWLS**.